

COUNTY OF LOUDOUN
DEPARTMENT OF PLANNING

PLANNING COMMISSION 2010 ANNUAL REPORT

To The

LOUDOUN COUNTY BOARD OF SUPERVISORS

2010

LOUDOUN COUNTY PLANNING COMMISSION

Robert Klancher, Chairman
Kevin Ruedisueli, Vice Chairman
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Glen Bayless
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Peggy Maio
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Sugarland Run District
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LOUDOUN COUNTY DEPARTMENT OF PLANNING

Julie Pastor, Director
John Merrithew, Assistant Director
Van Armstrong, Land Use Review Program Manager
Cindy Keegan, Community Planning Program Manager
Miguel Salinas, Community Information/Outreach Program Manager

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I. INTRODUCTION

Pursuant to Section 15.2-2221(5) of the Code of Virginia, an annual report concerning the activities of the Planning Commission for the calendar year 2010 has been prepared. The contents of the annual report include a discussion of the Commission's work plan and priority projects, as well as a summary of recommendations made to the Board of Supervisors on ordinance and comprehensive plan amendments, and land development applications.

Specifically, Section 15.2-2221 enumerates the duties of commissions and states that the local Planning Commission shall:

1. Exercise general supervision of, and make regulations for, the administration of its affairs;
2. Prescribe rules pertaining to its investigations and hearings;
3. Supervise its fiscal affairs and responsibilities, under rules and regulations as prescribed by the governing body;
4. Keep a complete record of its proceedings; and be responsible for the custody and preservation of its papers and documents;
5. Make recommendations and an annual report to the governing body concerning the operation of the Commission and the status of planning within its jurisdiction;
6. Prepare, publish and distribute reports, ordinances and other material relating to its activities;
7. Prepare and submit an annual budget in the manner prescribed by the governing body of the County or Municipality.

In addition, Article IV (O) of the Planning Commission's Bylaws and Procedures contains a similar provision which states that an annual report concerning the operation of the commission and the status of planning within the County shall be prepared and presented to the Board of Supervisors.

II. PLANNING COMMISSION WORK PROGRAM

A. Background

In 2010, the Commission met 81 times: 16 public hearings (including two joint public hearings with the Board of Supervisors), 45 work sessions, 14 subcommittee meetings and 6 public input or work shop events. The Commission considered 52 land use applications, among them Kincora, Western Loudoun Sheriff Substation, Green Energy Partners/Hybrid Energy Park, Dulles World, and expansion of the Waterford Historic District.

Six of the legislative cases added telecommunication facilities. Two mixed use projects of significant size were approved in 2010. Kincora and Dulles World Center were forwarded to the Board with 2,895 new residential units and 7.3 million square feet of non-residential floor area.

B. Ordinance Amendments

The Commission completed its work the Chesapeake Bay Act Ordinance in 2010. The Planning Commission hosted two Stakeholder Roundtable meetings with 13 Board-appointed stakeholder groups representing agricultural, urban, and environmental groups (one on May 20, 2009, prior to drafting the amendments, and one on December 3, 2009, to obtain feedback on the draft amendments), followed by a Planning Commission Public Hearing on January 28, 2010. A subcommittee consisting of Commissioners Austin, Robinson and Ruedisueli conducted 5 meetings and the full Planning Commission discussed the draft amendments in 11 work sessions between February 16 and May 12.

Between May 19 and November 11, the Planning Commission conducted its review of the proposed Sign Ordinance amendments. The process consisted of five work sessions with the full Commission including a session with the Sign Ordinance Working Group who through the Economic Development Commission had initially proposed changes to the Ordinance. The Commission again used a subcommittee consisting of Commissioners Maio, Bayless and Syska, which met six times. The process has resulted in a simplified ordinance with sign standards that reflect industry needs and should reduce the number of legislative applications.

C. Comprehensive Plan Amendments

The Route 28 Keynote Employment plan amendment was the most significant planning effort by the Commission in 2010. The Route 28 process was an extension of various studies and outreach efforts. The primary method used for engagement in Phase I was through the Route 28 Stakeholders Group, which consists of property owners and business owners within the Route 28 Corridor, but also trade associations, regional organizations, and homeowners associations. Interactive workshops conducted with these stakeholders from March through May of 2010 led to a series of Goals, Objectives, and Strategies used to formulate the detailed policies of a draft plan.

The Planning Commission received the draft Plan Amendment on September 3, 2010. The Route 28 Planning Commission Subcommittee (comprised of Commissioners Keirce, Klancher, and Ronis) met four times during the month of October to review the September 3rd draft. The Planning Commission held a Public Hearing on November 3, 2010 to consider the Subcommittee's Draft Plan mark-up and the draft plan was reviewed and amended over five full Planning Commission worksessions.

III. RECOMMENDED FOLLOW-UP EFFORTS

Several of the Planning Commission efforts on plan and ordinance amendments were accompanied by recommendations for additional initiatives to address planning issues.

A. Multi Family Uses

The Commission continues to recommend changes to the Zoning Ordinance definition of multi-family dwelling after finding the current definition fails to accommodate innovative design concepts. More recently, the issue of urban versus suburban multifamily units was raised in the context of fiscal impacts. The Route 28 CPAM policies assume that higher density units produce fewer children than garden style, more suburban, apartments. Changes to the zoning ordinance definitions would help encourage innovative design and set standards that allow a distinction between types of multifamily units.

B. Green Building Standards

The Commission also recommends introducing green building concepts to the County's land use policy. The growing demand for electricity and water has become a larger topic in legislative applications and an important economic consideration. Data centers are the most notable example of an industry with high resource needs. The County lacks policies that provide clear support and direction for green building and sustainable development at the level of detail needed for legislative review.

C. Telecommunication Facilities

The Commission highly recommends that the Board initiate a review and update of the Telecommunications policies and standards. Continuing demand and changing technology underscores the need to review policies that could not foresee the growing need for capacity and the changing technologies. As a result, there is a desire by many for the County to retain an independent professional consultant to review such applications especially with regard to their necessity.

Applications for new monopole facilities and well as for antennas on buildings in the suburban area to add capacity has led to large numbers of antennas to be located on a few tall structures to the potential detriment of the surrounding community. The debate around recent requests to place antennas on the Baha'i Religious Center, George Washington University, the "Old Dominion University" buildings and the installation of "stealth" facilities in neighborhoods have highlighted the community's concern about the visual impact of such facilities.

D. Workforce Housing

Workforce housing is becoming a regular component of mixed use developments and Kincora, Dulles Town Center and One Loudoun have proffered commitments. Unfortunately, the County lacks a program to administer these proffers and each case must develop administrative solutions. It seems reasonable to follow the model established with the affordable dwelling unit ordinance and to merge the administration. This requires Board direction and resources.

IV. PLANNING COMMISSION RECOMMENDATIONS FOR BOARD OF SUPERVISOR'S CONSIDERATION

A. COMMISSION PERMITS			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
CMPT 2007-0011 (SPEX 2007-0009)	T-MOBILE BEAUMEADE	APPROVED 05/19/10 (8-0-1, Ronis absent)	APPROVED 06/07/10 (8-0-1, Buckley absent)
CMPT 2008-0006 (SPEX 2007-0040)	LOVETTSVILLE COMMUNITY PARK	APPROVED 06/09/10 (8-0-1, Syska absent)	APPROVED 07/12/10 (9-0)
CMPT 2008-0016	T-MOBILE AT BAHAI FAITH CENTER	APPROVED 09/08/10 (9-0)	APPROVED 12/07/10 (9-0)
CMPT 2008-0020 (SPEX 2008-0062)	WHITE'S FORD PARK	APPROVED 02/18/10 (8-1, Robinson opposed)	APPROVED 07/07/10 (5-3-1, Delgaudio, York Burk opposed; Burton absent)
CMPT 2009-0001 (SPEX 2009-0009) (ZMAP 2009-0005)	GREEN ENERGY PARTNERS/ STONEWALL HYBRID ENERGY PARK	APPROVED 03/03/10 (8-1, Robinson opposed)	APPROVED 04/20/10 (9-0)
CMPT 2009-0002 (SPEX 2009-0029)	POTOMAC RADIO	APPROVED 04/21/10 (6-3, Klancher, Maio, Robinson opposed)	APPROVED 06/02/10 (7-2, Burk, Kurtz opposed)
CMPT 2009-0006 (SPEX 2009-0020) (SPEX 2009-0033)	LOUDOUN WATER – WATER STORAGE FACILITY	APPROVED 02/22/10 (8-1, Robinson opposed)	APPROVED 04/12/10 (9-0)
CMPT 2009-0007 (SPEX 2009-0021)	LOUDOUN WATER – WATER TREATMENT PLANT	APPROVED 11/10/10 (9-0)	APPROVED 01/04/11 (9-0)
CMPT 2009-0008	T-MOBILE HARRISON PROPERTY	APPROVED 04/28/10 (9-0)	APPROVED 06/02/10 (9-0)
CMPT 2009-0009 (SPEX 2009-0030)	CWS EXIT 5 – BROADLANDS BOULEVARD	APPROVED 03/24/10 (8-0-1, Syska absent)	APPROVED 05/10/10 (7-0-2, Burk, Waters absent)
CMPT 2009-0011 (SPEX 2009-0032)	ARCOLA SUBSTATION	APPROVED 07/28/10 (8-0-1, Ronis absent)	APPROVED 09/13/10 (9-0)
CMPT 2009-0012	TOWN OF LEESBURG LOWER SYCOLIN PUMP STATION	APPROVED 05/26/10 (9-0)	APPROVED 07/07/10 (7-0-2, Burton, Kurtz absent)
CMPT 2009-0015	WESTERN LOUDOUN SHERIFF'S SUBSTATION	APPROVED 06/30/10 (9-0)	APPROVED 07/20/10 (7-0-2, Waters, York absent)

A. COMMISSION PERMITS, continued			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
CMPT 2010-0001 (SPEX 2009-0006)	DULLES INDUSTRIAL PARK SOUTH, LOT 1	APPROVED 02/22/10 (9-0)	APPROVED 03/08/10 (9-0)
CMPT 2010-0002 (SPEX 2009-0041)	POTOMAC INTERCEPTOR ODOR ABATEMENT SITE	APPROVED 05/26/10 (9-0)	APPROVED 07/07/10 (7-0-2, Burton, Kurtz absent)
CMPT 2010-0004	CLEARWIRE - RIVERVIEW AT LEISURE WORLD	APPROVED 07/28/10 (8-0-1, Ronis absent)	APPROVED 10/05/10 (9-0)
CMPT 2010-0005	T-MOBILE NORTHEAST	APPROVED 10/27/10 (8-0-1, Keirce absent)	APPROVED 10/05/10 (9-0)

B. COMPREHENSIVE PLAN AMENDMENTS			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
CPAM 2005-0009	REVISED COUNTYWIDE TRANSPORTATION PLAN UPDATE	APPROVED 04/07/10 (5-2-1-1, Bayless, Robinson opposed; Keirce abstained; Ronis absent)	APPROVED and ADOPTED 06/15/10 (5-4, Buckley, Delgaudio, Miller, York opposed)
CPAM 2009-0001	ROUTE 28 KEYNOTE EMPLOYMENT POLICIES	APPROVED 03/09/11 (6-3, Bayless, Robinson, Syska opposed)	APPROVED 03/14/11 (6-3, Burk, Burton, Delgaudio opposed)
CPAM 2009-0002 (ZOAM 2009-0004) (DOAM 2009-0004)	CHESAPEAKE BAY PRESERVATION ACT POLICIES	APPROVED 05/12/10 (6-2-1, Klancher, Syska opposed; Keirce absent)	ACTIVE
CPAM 2010-0001	BELMONT RIDGE ROAD	FORWARDED TO BOS WITH A RECOMMENDATION OF NO ACTION (5-3-1, Bayless, Maio, Robinson opposed; Syska absent)	APPROVED 01/19/11 (5-4, Buckley, Delgaudio, Waters, York opposed)

C. LAND SUBDIVISION DEVELOPMENT ORDINANCE AMENDMENTS			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
DOAM 2009-0004 (CPAM 2009-0002) (ZOAM 2009-0004)	CHESAPEAKE BAY PRESERVATION ACT POLICIES	APPROVED 05/12/10 (6-2-1, Klancher, Syska opposed; Keirce absent)	ACTIVE
DOAM 2010-0001	PROPOSED AMENDMENTS TO THE FACILITIES STANDARDS MANUAL	APPROVED 09/15/10 (8-0-1, Keirce absent)	APPROVED 11/08/10 (6-0-3, Burk, McGimsey, York absent)

D. SPECIAL EXCEPTION APPLICATIONS			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
SPEX 2007-0009 (CMPT 2007-0011)	T-MOBILE BEAUMEADE	APPROVED 05/19/10 (8-0-1, Ronis absent)	APPROVED 06/07/10 (8-0-1, Buckley absent)
SPEX 2007-0021	STONESPRING MEDICAL CENTER	APPROVED 04/28/10 (9-0)	APPROVED 05/10/10 (9-0)
SPEX 2007-0040 (CMPT 2008-0006)	LOVETTSVILLE COMMUNITY PARK	APPROVED 06/09/10 (8-0-1, Syska absent)	APPROVED 07/12/10 (9-0)
SPEX 2007-0054 (ZMAP 2007-0006)	TALL OAKS SUBDIVISION L1	APPROVED 12/01/10 (8-0-1, Syska absent)	APPROVED 01/31/10 (8-0-1, Buckley absent)
SPEX 2008-0001 (ZMAP 2008-0001)	SCHMITZ INDUSTRIAL PARK	APPROVED 02/09/11 (8-0-1, Syska absent)	ACTIVE
SPEX 2008-0023 (ZMAP 2008-0004)	FOX GATE	ACTIVE	ACTIVE
SPEX 2008-0026; SPEX 2008-0027 (ZMAP 2002-0017)	PARC DULLES II	ACTIVE	ACTIVE
SPEX 2008-0031	LOUDOUN PARKWAY CENTER PARCEL N	APPROVED 12/07/10 (7-1-1, Syska opposed; Austin absent)	ACTIVE
SPEX 2008-0047 (SPEX 2008-0048) (ZCPA 2007-0001) (ZMAP 2007-0001)	DULLES TOWN CENTER	ACTIVE	ACTIVE

D. SPECIAL EXCEPTION APPLICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
SPEX 2008-0062 (CMPT 2008-0020)	WHITE'S FORD PARK	APPROVED 02/18/10 (8-1, Robinson opposed)	APPROVED 07/07/10 (5-3-1, Delgaudio, York Burk opposed; Burton absent)
SPEX 2009-0005	HARVARD JUNIOR PRESCHOOL	ACTIVE	ACTIVE
SPEX 2009-0006 (CMPT 2010-0001)	DULLES INDUSTRIAL PARK SOUTH LOT 1	APPROVED 02/22/10 (9-0)	APPROVED 03/08/10 (9-0)
SPEX 2009-0008	CORPUS CHRISTI PARISH	APPROVED 06/23/10 (8-0-1, Syska recused)	APPROVED 09/13/10 (9-0)
SPEX 2009-0009 (ZMAP 2009-0005) (CMPT 2009-0001)	GREEN ENERGY PARTNERS/ STONEWALL HYBRID ENERGY PARK	APPROVED 03/03/10 (8-1, Robinson opposed)	APPROVED 04/20/10 (9-0)
SPEX 2009-0012	CORPUS CHRISTI CENTER SCHOOL	APPROVED 06/23/10 (8-0-1, Syska recused)	APPROVED 09/13/10 (9-0)
SPEX 2009-0013	CORPUS CHRISTI PARISH CENTER RECTORY AND CONVENT	APPROVED 06/23/10 (8-0-1, Syska recused)	APPROVED 09/13/10 (9-0)
SPEX 2009-0018	GOOSE CREEK VILLAGE NORTH CLUBHOUSE	APPROVED 09/08/10 (9-0)	APPROVED 10/12/10 (7-0-2, McGimsey, Waters absent)
SPEX 2009-0020 (SPEX 2009-0033) (CMPT 2009-0006)	LOUDOUN WATER – WATER STORAGE FACILITY	APPROVED 02/22/10 (8-1, Robinson opposed)	APPROVED 04/12/10 (9-0)
SPEX 2009-0021 (CMPT 2009-0007)	LOUDOUN WATER – WATER TREATMENT PLANT	APPROVED 11/10/10 (9-0)	APPROVED 01/04/11 (9-0)
SPEX 2009-0022	LUCKETTS COMMUNITY CENTER	APPROVED 05/26/10 (9-0)	APPROVED 07/12/10 (8-0-1, Delgaudio absent)
SPEX 2009-0023	BLUEMONT COMMUNITY CENTER	APPROVED 05/26/10 (9-0)	APPROVED 07/12/10 (8-0-1, Delgaudio absent)
SPEX 2009-0024	LUCKETTS CHILD CARE CENTER	APPROVED 05/26/10 (9-0)	APPROVED 07/12/10 (8-0-1, Delgaudio absent)
SPEX 2009-0025	BLUEMONT CHILD CARE CENTER	APPROVED 05/26/10 (9-0)	APPROVED 07/12/10 (8-0-1, Delgaudio absent)

D. SPECIAL EXCEPTION APPLICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
SPEX 2009-0026 (ZMAP 2009-0006)	MORLEY CORNER TEMPLE BAPTIST CHURCH & SCHOOL	APPROVED 06/23/10 (9-0)	APPROVED 09/13/10 (9-0)
SPEX 2009-0027 (ZMAP 2009-0003) (ZMAP 2009-0004) (ZMAP 2010-0006)	LUCK STONE QUARRY D EXPANSION	APPROVED 12/01/10 (8-0-1, Syska absent)	APPROVED 01/04/11 (9-0)
SPEX 2009-0029 (CMPT 2009-0002)	POTOMAC RADIO	APPROVED 04/21/10 (6-3, Klancher, Maio, Robinson opposed)	APPROVED 06/02/10 (7-2, Burk, Kurtz opposed)
SPEX 2009-0030 (CMPT 2009-0009)	CWS EXIT 5 – BROADLANDS BOULEVARD	APPROVED 03/24/10 (8-0-1, Syska absent)	APPROVED 05/10/10 (7-0-2, Burk, Waters absent)
SPEX 2009-0032 (CMPT 2009-0011)	ARCOLA SUBSTATION	APPROVED 07/28/10 (8-0-1, Ronis absent)	APPROVED 09/13/10 (9-0)
SPEX 2009-0033 (SPEX 2009-0020) (CMPT 2009-0006)	LOUDOUN WATER – WATER STORAGE FACILITY	APPROVED 02/22/10 (8-1, Robinson opposed)	APPROVED 04/12/10 (9-0)
SPEX 2009-0034 (CMPT 2009-0015)	WESTERN LOUDOUN SHERIFF SUBSTATION	APPROVED 06/30/10 (9-0)	APPROVED 09/08/10 (8-1, Burton opposed)
SPEX 2009-0036	LOUDOUN YOUTH SOCCER LIGHTING	APPROVED 05/26/10 (9-0)	Approved 06/07/10 (8-0-1, Buckley absent)
SPEX 2009-0041 (CMPT 2010-0002)	POTOMAC INCERCEPTOR ADOR ABATEMENT SITE	APPROVED 05/26/10 (9-0)	APPROVED 07/07/10 (7-0-2, Burton, Kurtz absent)
SPEX 2010-0001	RYAN ROAD CHILD CARE CENTER	APPROVED 06/23/10 (8-1, Bayless opposed)	APPROVED 10/19/10 (9-0)
SPEX 2010-0003 (ZMAP 2010-0001)	HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY SCHOOL SITE, GOSHEN ROAD ASSEMBLAGE	APPROVED 09/15/10 (8-0-1, Keirce absent)	APPROVED 10/12/10 (7-0-2, McGimsey, Waters absent)
SPEX 2010-0005	HAMILTON WELL 14, STONE EDEN PROPERTY	APPROVED 05/19/10 (6-2-1, Bayless, Robinson opposed; Ronis absent)	APPROVED 10/12/10 (6-3, Delgaudio, Miller, Waters opposed)
SPEX 2010-0008 (ZMAP 2008-0018)	DULLES WORLD CENTER	APPROVED 12/07/10 (5-3-1, Bayless, Robinson, Syska opposed; Austin absent)	ACTIVE

D. SPECIAL EXCEPTION APPLICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
SPEX 2010-0009	TOTAL CLEANERS	APPROVED 02/23/11 (9-0)	ACTIVE
SPEX 2010-0010	BROAD RUN CONTRACTING – DULLES TRADE CENTER WEST LOT 12	APPROVED 10/27/10 (8-0-1, Keirce absent)	APPROVED 10/12/10 (7-0-2, McGimsey, Waters absent)
SPEX 2010-0013	LUCK STONE INTER-QUARRY TUNNEL	APPROVED 02/16/11 (8-0-1, Ronis absent)	ACTIVE
SPEX 2010-0019	MERRITT AT BEAUMEADE	APPROVED 12/01/10 (8-0-1, Syska absent)	APPROVED 12/13/10 (7-0-2, Buckley, Burton absent)

E. REZONING APPLICATIONS			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZMAP 2002-0017 (SPEX 2008-0026) (SPEX 2008-0027)	PARC DULLES II	ACTIVE	ACTIVE
ZMAP 2005-0019	BELMONT ESTATES	DENIED 10/20/10 (5-3-1, Bayless, Keirce, Klancher opposed; Ronis absent)	APPROVED 02/15/11 (7-2, Burk, Burton opposed)
ZMAP 2006-0011 (ZCPA 2006-0003)	STONE RIDGE COMMERCIAL	APPROVED 1/21/10 (8-0-1, Maio absent)	APPROVED 05/04/10 (9-0)
ZMAP 2007-0001 (ZCPA 2007-0001) (SPEX 2008-0047) (SPEX 2008-0048)	DULLES TOWN CENTER	ACTIVE	ACTIVE
ZMAP 2008-0001 (SPEX 2008-0001)	SCHMITZ INDUSTRIAL PARK	APPROVED 02/09/11 (8-0-1, Syska absent)	ACTIVE
ZMAP 2008-0004 (SPEX 2008-0023)	FOX GATE	ACTIVE	ACTIVE
ZMAP 2007-0006 (SPEX 2007-0054)	TALL OAKS SUBDIVISION L1	APPROVED 12/01/10 (8-0-1, Syska absent)	APPROVED 01/31/10 (8-0-1, Buckley absent)
ZMAP 2008-0018 (SPEX 2010-0008)	DULLES WORLD CENTER	APPROVED 12/07/10 (5-3-1, Bayless, Robinson, Syska opposed; Austin absent)	ACTIVE

E. REZONING APPLICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZMAP 2008-0021	KINCORA	APPROVED 04/21/10 (7-2, Maio, Robinson opposed)	APPROVED 07/12/10 (8-1, McGimsey opposed)
ZMAP 2009-0003; ZMAP 2009-0004; ZMAP 2010-0006 (SPEX 2009-0027)	LUCK STONE LUCK STONE & LOUDOUN WATER EXPANSION OF THE QUARRY NOTIFICATION DISTRICT LUCK STONE QUARRY D EXPANSION	APPROVED 11/10/10 (9-0)	APPROVED 01/04/11 (9-0)
ZMAP 2009-0005 (SPEX 2009-0009) (CMPT 2009-0001)	GREEN ENERGY PARTNERS/ STONEWALL HYBRID ENERGY PARK	APPROVED 03/03/10 (8-1, Robinson opposed)	APPROVED 04/20/10 (9-0)
ZMAP 2009-0006 (SPEX 2009-0026)	MORLEY CORNER TEMPLE BAPTIST CHURCH & SCHOOL	APPROVED 06/23/10 (9-0)	APPROVED 09/13/10 (9-0)
ZMAP 2009-0007	ADDITION OF LAND TO THE WATERFORD HISTORIC AND CULTURAL CONSERVATION DISTRICT	APPROVED 12/15/10 (9-0)	APPROVED 02/07/11 (9-0)
ZMAP 2010-0001 (SPEX 2010-0003)	HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY SCHOOL SITE, GOSHEN ROAD ASSEMBLAGE	APPROVED 09/15/10 (8-0-1, Keirce absent)	APPROVED 10/12/10 (7-0-2, McGimsey, Waters absent)
ZMAP 2010-0004	LOUDOUN VALLEY ESTATES III	DENIED 02/02/11 (6-3, Bayless, Keirce, Maio opposed)	ACTIVE

F. ZONING CONCEPT PLAN AMENDMENTS			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZCPA 2005-0011	QWEST AT LE BOURGET BUSINESS PARK	APPROVED 10/27/10 (9-0)	APPROVED 12/13/10 (7-0-2, Buckley, Burton absent)
ZCPA 2009-0005 (SPEX 2009-0009) (CMPT 2009-0001)	GREEN ENERGY PARTNERS/ STONEWALL HYBRID ENERGY PARK	APPROVED 03/03/10 (8-1, Robinson opposed)	APPROVED 04/20/10 (9-0)
ZCPA 2006-0003 (ZMAP 2006-0011)	STONE RIDGE COMMERCIAL	APPROVED 1/21/10 (8-0-1, Maio absent)	APPROVED 05/04/10 (9-0)
ZCPA 2007-0001 (ZMAP 2007-0001) (SPEX 2008-0047) (SPEX 2008-0048)	DULLES TOWN CENTER	ACTIVE	ACTIVE
ZCPA 2009-0007 (ZMOD 2009-0004)	BELMONT GLEN VILLAGE	APPROVED 04/28/10 (9-0)	APPROVED 06/07/10 (8-0-1, Buckley absent)

F. ZONING CONCEPT PLAN AMENDMENTS, continued			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZCPA 2009-0008; ZCPA 2009-0009	ARCOLA CENTER – THE SHOPS, ARCOLA CENTER	APPROVED 02/16/11 (8-0-1, Ronis absent)	ACTIVE
ZCPA 2009-0010	TOWNES OF EAST GATE PROFFER AMENDMENT	APPROVED 04/28/10 (9-0)	APPROVED 05/10/10 (8-0-1, Waters absent)
ZCPA 2010-0002	KIRKPATRICK FARMS – LUNETTE HOUSE	APPROVED 09/22/10 (7-1-1, Keirce opposed; Syska absent)	APPROVED 11/16/10 (8-1, Burk opposed)

G. ZONING CONVERSIONS IN THE ROUTE 28 TAX DISTRICT			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZRTD 2009-0003	STEEPLECHASE SPORTSPLEX	APPROVED 04/28/10 (9-0)	APPROVED 05/10/10 (7-0-2, Kurtz, Waters absent)

H. ZONING MODIFICATIONS			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZMOD 2004-0001	LOUDOUN STATION COMPREHENSIVE SIGN PLAN	ACTIVE	ACTIVE
ZMOD 2008-0010	ASHBURN VILLAGE SHOPPING CENTER COMPREHENSIVE SIGN PLAN	APPROVED 97/14/10 (8-0-1, Ruedisueli absent)	APPROVED 09/13/10 (9-0)
ZMOD 2008-0017	BELMONT EXECUTIVE CENTER COMPREHENSIVE SIGN PLAN	APPROVED 04/21/10 (7-2, Austin, Robinson opposed)	APPROVED 07/07/10 (7-1-1, Kurtz opposed; Burton absent)
ZMOD 2009-0004 (ZCPA 2009-0007)	BELMONT GLEN VILLAGE	APPROVED 04/28/10 (9-0)	APPROVED 06/07/10 (8-0-1, Buckley absent)
ZMOD 2010-0001	RAYTHEON COMPREHENSIVE SIGN PLAN	APPROVED 10/27/10 (9-0)	APPROVED 11/08/10 (6-0-3, Burk, McGimsey, York absent)

H. ZONING MODIFICATIONS, continued			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZMOD 2010-0002	WEBB BUFFER EASEMENT	APPROVED 12/01/10 (7-1-1, Austin opposed; Syska absent)	APPROVED 01/31/11 (7-1-1, Burk opposed; Buckley absent)

I. ZONING ORDINANCE AMENDMENTS			
APPLICATION NUMBER	APPLICATION NAME	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
ZOAM 2009-0003	AMENDMENTS TO THE ZONING ORDINANCE – SIGN REGULATIONS	APPROVED 11/10/10 (9-0)	APPROVED 02/15/11 (7-2, Burk, Burton opposed)
ZOAM 2009-0004 (CPAM 2009-0002) (DOAM 2009-0004)	CHESAPEAKE BAY PRESERVATION ACT POLICIES	APPROVED 05/12/10 (6-2-1, Klancher, Syska opposed; Keirce absent)	ACTIVE
ZOAM 2010-0002	OFF-SITE DIRECTIONAL SIGNS	APPROVED 11/10/10 (9-0)	APPROVED 02/15/11 (7-2, Burk, Burton opposed)

J. AGRICULTURAL AND FORESTAL DISTRICTS			
APPLICATION NAME	DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
REVIEW, RENEWAL, MODIFICATION OR TERMINATION OF THE OAK HILL AGRICULTURAL AND FORESTAL DISTRICT	Determination to continue, modify or terminate the District.	APPROVED 02/22/10 (9-0)	APPROVED 04/06/10 (9-0)
REQUEST FOR WITHDRAWAL OF LAND BELONGING TO KEN AND STEPHANIE REYNOLDS FROM THE NEW AIRMONT AGRICULTURAL AND FORESTAL DISTRICT	Application to withdraw land from an Agricultural and Forestal District	APPROVED 07/28/10 (8-0-1, Ronis absent)	APPROVED 09/13/10 (9-0)

INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS	Applications to add parcels to Agricultural and Forestal Districts	APPROVED 10/27/10 (9-0)	APPROVED 12/13/10 (6-0-3, Buckley, Burton, Waters)
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J. AGRICULTURAL AND FORESTAL DISTRICTS, continued

APPLICATION NAME	DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW FEATHERBED AGRICULTURAL AND FORESTAL DISTRICT	Determination to continue, modify or terminate the District.	APPROVED 10/27/10 (9-0)	APPROVED 12/13/10 (6-0-3, Buckley, Burton, Waters)

K. MISCELLANEOUS RECOMMENDATIONS

APPLICATION NAME/NUMBER	DESCRIPTION	PLANNING COMMISSION ACTION	BOARD OF SUPERVISORS ACTION
PLANNING COMMISSION BY-LAWS		ACCEPTED AS PRESENTED 05/26/10 (8-0-1, Ronis abstained)	N/A
PURC 2010-0001	REVIEW AND APPROVAL OF MODIFICATIONS TO THE TOWN OF PURCELLVILLE LAND DEVELOPMENT AND SUBDIVISION CONTROL ORDINANCE	APPROVED 04/28/10 (9-0)	APPROVED 05/18/10 (9-0)